



Henley Road, Henley TA10 9BG

Guide Price Of £680,000

COOPER  
AND  
TANNER



# Henley Road

## Henley TA10 9BG

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 5  2  3  c.0.58 acres EPC C

**Guide Price Of £680,000 Freehold**

### Accommodation

Originally forming part of a historic agricultural holding, the property retains an abundance of original features including exposed beams, stone elevations and vaulted ceilings, all carefully preserved and incorporated into a high-quality modern specification. The result is a residence of considerable size, with well-balanced and versatile accommodation extending across two floors.

The principal living space is arranged in an impressive open-plan configuration, creating a natural focal point for the home with the added benefit of a multifuel wood-burner. The living room and kitchen are unified beneath high vaulted ceilings, accentuating the scale of the barn's original shape. Exposed timbers provide the home with visual character, while thoughtfully integrated lighting and flooring introduce a more contemporary aesthetic. The kitchen is fitted with bespoke cabinetry, solid compact laminate work surfaces and integrated appliances. The open-plan layout offers clear zoning for cooking, dining and relaxed seating, making it particularly suited to modern family living.

A particularly attractive attribute of the accommodation is in its ground floor layout. The property benefits from two well-proportioned double bedrooms located on the ground level, alongside a conveniently positioned downstairs bathroom. This layout is highly suited to purchasers requiring single storey living arrangements or

accessibility, whether for multi-generational occupation, reduced mobility requirements or long-term adaptability. Buyers that are seeking a home capable of accommodating accessible living needs will find this property especially advantageous.

In total, the main residence provides three/four well-proportioned bedrooms, each benefitting from individual character features such as exposed beams and deep-set windows. The principal bedroom enjoys a generous footprint and a balcony to overlook the open plan living room, complemented by high-quality fittings within the associated bathrooms. An additional reception room offers flexibility for guest accommodation, home working or family use.

The current owner has undertaken significant improvements to enhance the presentation of the property, ensuring a high level of maintenance and sympathetic modernisation throughout. These works have been carefully considered to preserve the building's listed status while elevating its overall comfort. An early viewing is strongly recommended to fully appreciate the scale and condition of this unique home.









## Outside

Externally, the property is approached via a private driveway providing ample off-road parking and access to a double-width car port, constructed in keeping with the barn's aesthetic. The grounds extend to circa 0.58 acres, predominantly laid to lawn with mature planting and defined tiered areas. The elevated sections of the garden provide particularly attractive vantage points, affording expansive views across the surrounding countryside and enhancing the sense of privacy.

## Outbuildings

A notable feature of the holding is the range of outbuildings. One of these has been converted into a self-contained holiday let referred to as Woodpecker Lodge which is currently configured for short-term rental use. The accommodation comprises a spacious double bedroom with en-suite bathroom and an open-plan living room/kitchen area, finished to a high standard and designed for independent occupation. Importantly, the holiday let benefits from its own enclosed external space, clearly delineated from the main residence, thereby ensuring privacy for both occupants and owners. This arrangement presents an attractive income-generating opportunity or potential annexe accommodation for multi-generational living. The remaining outbuilding that is positioned higher in the gardens grounds is also of generous proportions and has electrical supply, currently being used as a workshop/gym but with the versatility to be used for anything that a successful purchaser could need.

## Location

The hamlet of Henley is situated conveniently between Street, Langport and Somerton with various routes of entry by car to the many amenities offered by each including a wide range of quality schooling at all levels, health, leisure and shopping. Millfield School and Clarks Outlet shopping village are just a 15-20 minute drive away in Street, whilst Langport offers a range of shopping, pubs and restaurants just a 5 minute drive away. Nearest mainline train available at Castle Cary (20 mins drive) on the Paddington Line.

## Viewing Arrangements

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.

Material information can be viewed online via Rightmove.



**Local Council:** Somerset Council

**Council Tax Band:** E

**Heating:** Oil fired central heating in main residence with electric heating in the holiday let

**Services:** Mains electric & water, private drainage via a septic tank is installed. Standard broadband available and external mobile signal with four major networks likely (Ofcom).

**Tenure:** Freehold



### Motorway Links

- M5 (J23)
- A303 Podimore (M3)



### Train Links

- Bridgwater
- Taunton (Bristol & Paddington)
- Yeovil



### Nearest Schools

- Huish Episcopi Academy
- High Ham Primary School

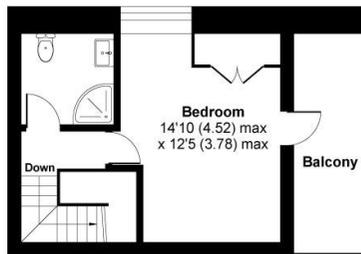
# Henley, Langport, TA10

Approximate Area = 1603 sq ft / 148.9 sq m (excludes carport)

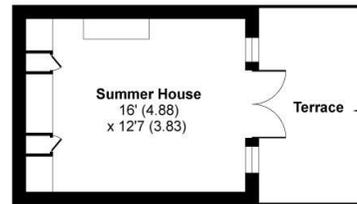
Outbuildings = 1248 sq ft / 115.9 sq m

Total = 2851 sq ft / 264.8 sq m

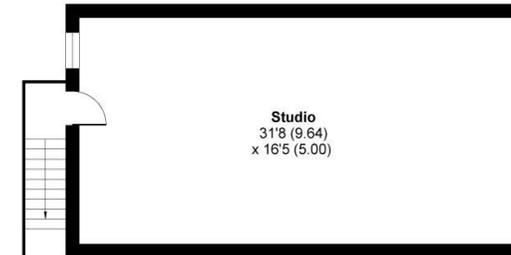
For identification only - Not to scale



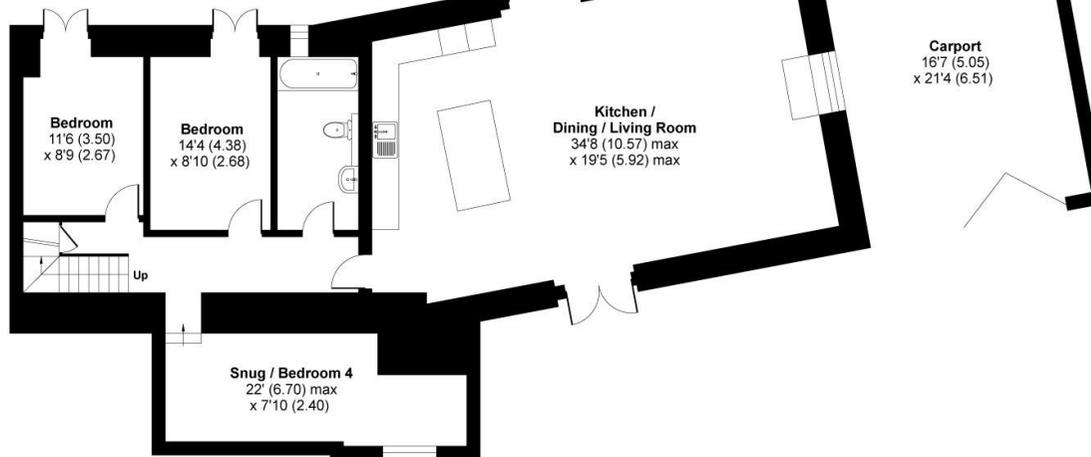
FIRST FLOOR



OUTBUILDING



OUTBUILDING FIRST FLOOR



GROUND FLOOR



OUTBUILDING GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.

## STREET OFFICE

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